

## Legislation Text

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File #: 15-11060, Version: 1

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### Set Public Hearing on Cheyney Voluntary Annexation

**Action:**

**Adopt a resolution setting the public hearing for August 26, 2019 for the Cheyney voluntary annexation petition.**

**Staff Resource(s):**

Taiwo Jaiyeoba, Planning, Design, and Development  
Katrina Young, Planning, Design, and Development

**Explanation**

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- Area proposed for annexation shares boundary with current city limits.
- Annexation of this area will allow for more orderly land development review, extension of city services, capital investments, and future annexation processes.
- The 147.97 acre "Cheyney" site is located southeast of Interstate 485 & Old Statesville Road Interchange and west of Browne Road in northern Mecklenburg County.
  - The property is currently vacant with the exception of two single family homes and several detached accessory agricultural buildings.
  - The petitioner has plans to construct a master planned residential community with 266-single family residential units and 144-multi-family residential units on the site.
  - The property is divided almost equally by two zoning districts. Approximately half of the property is zoned (R-3) Single Family Residential which allows up to three units per acre and half of the property is zoned (MX-3) Mixed Used Conditional permitting residential and major commercial institutional and employment uses.
  - The property is located immediately adjacent to City Council District 4.
  - Petitioned area consists of one parcel, PID 027-181-86.

**Consistent with City Council Policies**

- The annexation is not consistent with all city voluntary annexation policies approved by the City Council on March 24, 2003; more specifically this annexation:
  - Will not adversely affect the city's ability to undertake future annexations;
  - Will not have undue negative impact on city finances or services;
  - Will result in a situation where unincorporated area will be encompassed by new city limits. However, the areas are currently only accessible through property within the city limits.

**Public Hearing Date**

The resolution sets Monday, August 26, 2019 for the public hearing.

**Attachment(s)**

Map

Resolution